

## Neighbourhood Plan - Consultation *Special Edition*



**Public Consultation 23<sup>rd</sup> July**  
**From 3pm – 7pm**  
**Wembdon Village Hall**



## **What's new?**

Sedgemoor's Local Plan includes proposals for 900 homes to be built by 2032 in Wembdon, predominantly at Cokerhurst Farm. A further 300 are also proposed in the Local Plan to the south of the A39. The independent Planning Inspector reviewing the Local Plan has published initial comments following formal hearings earlier this year and she has not highlighted any in principle issues with the proposed allocation and delivery of new housing. This means that Sedgemoor will be giving significant weight to draft Local Plan Policy B3 which allocates Cokerhurst Farm for development when considering future planning applications.

Sedgemoor's Local Plan is at the final stages of independent Examination by a Planning Inspector and it is expected that it will be formally adopted late 2018 or early 2019. It is very likely that future development at Cokerhurst will be supported through this process.

## **What are we doing about it?**

The Parish Council has been active throughout the Local Plan process and has objected to new development at Cokerhurst Farm. However, the decision of the Planning Inspector is not within the control of Sedgemoor or the Parish Council. In the event that Sedgemoor's Local Plan goes forward as currently written, the focus must be on ensuring that if new houses are to be built in Wembdon, the benefits for local people are maximised and the character of the local area that is so popular is protected. We are doing this by preparing a Neighbourhood Plan which will contain planning policies that are specific to Wembdon. If adopted, the Neighbourhood Plan policies will carry weight when Sedgemoor consider future planning applications, just like the Local Plan.



## Have your say

The first draft of the Neighbourhood Plan is now being finalised and we are holding a six week public consultation on it.

- The Plan will be published on the Parish Council website [www.wembdon.org](http://www.wembdon.org) on 23<sup>rd</sup> July.
- We are also holding a drop-in consultation at Wembdon Village Hall from 3 pm to 7 pm on 23<sup>rd</sup> July and we will have a stand on the Green on Wembdon Village Day on 27<sup>th</sup> August.

Please come along to talk to us and tell us your views

- or email your comments to

[neighbourhoodplan@wembdon.org](mailto:neighbourhoodplan@wembdon.org)

– or comment on the Wembdon Neighbourhood Plan Facebook page.

<https://www.facebook.com/groups/WembdonNeighbourhoodPlan/>

We need to know what you think so that we can make sure that the Neighbourhood Plan polices are the right ones.

